



Toll Gate House, 53, Town End, Cheadle, Stoke On Trent, ST10 1PG Reduced To £125,000

This detached cottage property as the address suggests has a long history and still retains much of its character. Whilst the property has double glazing it is now in need of total modernisation/upgrading but affords great potential to provide a new home. The property at present comprises Small Hall, Living Room with fireplace and stove, Kitchen, Vestibule and Bathroom. Stairs lead to the first floor with Two Bedrooms. Outside there is a paved area and gated access to both sides leading to the enclosed paved rear garden with two workshops/store sheds. The property is chain free.

HALL 5'2" x 2'9" (1.57m x 0.84m)

With red tiled floor, panelling to dado rail and small below stairs store.

LOUNGE 17'4" (max) x 13'10" (5.28m (max) x 4.22m)

With red tiled floor, wood burning stove (no certification) panelling to dado rail and display shelves (cupboard which did house the gas meter)

KITCHEN 11' x 6'8" (3.35m x 2.03m)

With red tiled floor, external door, stainless steel sink in base unit, panelled ceiling, provision for washer.

VESTIBULE 6'2" x 2'7" (1.88m x 0.79m)

With tiled floor.

BATHROOM 6'8" x 6'7" (2.03m x 2.01m)

With tiled floor, bath, wash hand basin and W.C.

STAIRS

Lead to first landing area.

BEDROOM 1 13'11" x 8'7" (4.24m x 2.62m)

BEDROOM 2 10'9" x 8'5" (max) (3.28m x 2.57m (max))

With airing cupboard housing hot water cylinder.

OUTSIDE

To the side is a paved area (The previous owner did park a vehicle here but there is no dropped kerb and the visibility is very poor). Gated access to both sides leads to the enclosed rear garden which is mainly paved and includes two store/workshop buildings.

FLOOR PLANS

Are for illustration purposes only and are not to scale.

TENURE

Freehold.

VACANT POSSESSION

On Completion.

LOCAL AUTHORITY

Staffordshire Moorlands District Council Tax Band A

CONSTRUCTION

The property is of Traditional Construction

VIEWING

Strictly by arrangement with the estate agent

VENDORS SOLICITORS

To be confirmed

SERVICES

Mains water, Electric and Drainage are connected. Gas was connected but the previous owner did not use the gas central heating so had the meter removed to avoid standing charges.

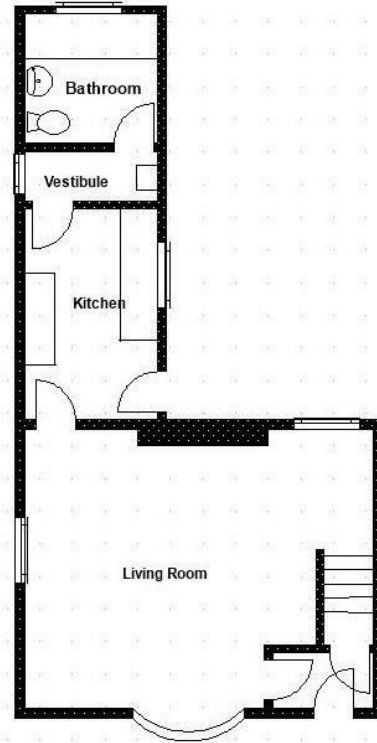
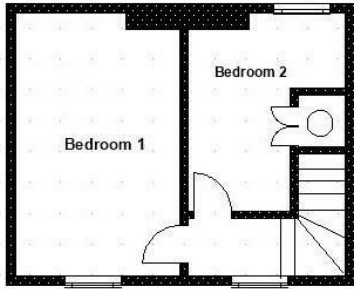
NOTE

The property is to be sold by executors who have limited knowledge of the property

FIFNANCE

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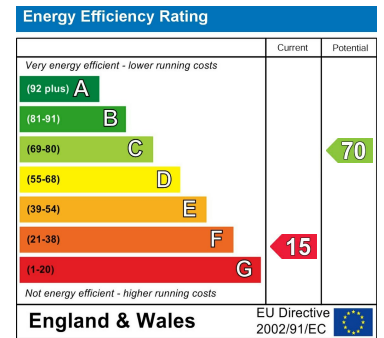
Floor Plan



Area Map



Energy Efficiency Graph



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